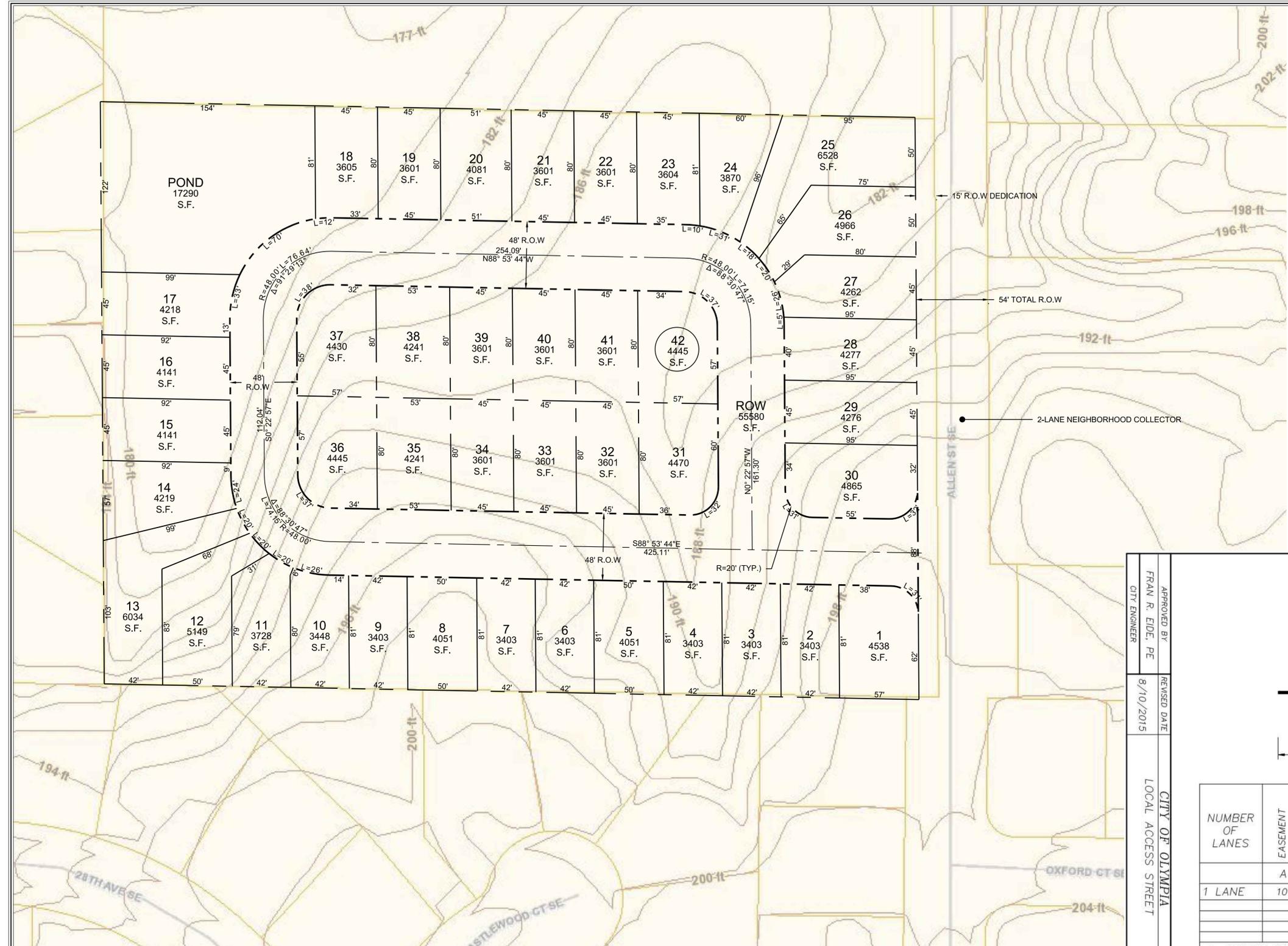
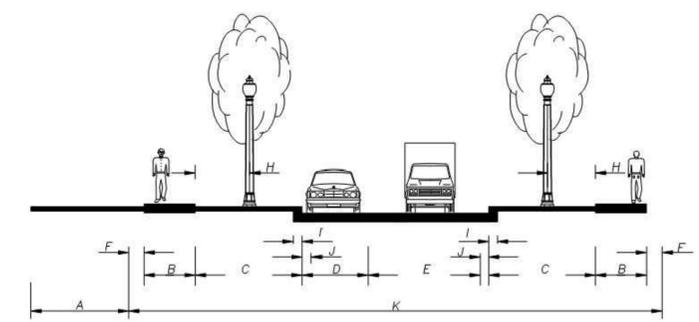


STATISTICAL BREAKDOWN

PARCEL NUMBER	11819340800
ADDRESS	ALLEN ST SE
SITE AREA	244,027 SF (5.14 AC)
CRITICAL AREAS	0
NET DEVELOPMENT AREA (GROSS LESS CRITICAL AREA)	244,027 SF (5.14 AC)
EXISTING & PROPOSED ZONING	R4-8
MAXIMUM DENSITY (8DU/ACRE)	44
TOTAL NO. OF LOTS PROPOSED (SINGLE FAMILY)	42
LARGEST LOT AREA (LOT 25)	6,528 SF (0.15 AC)
SMALLEST LOT AREA (LOTS 2, 3, 4, 6, 7, AND 9)	3,403 SF (0.07 AC)
AVERAGE LOT AREA	4,075 SF (0.09 AC)
LARGEST LOT WIDTH (LOTS 1, 31, 36, 37, AND 42)	57 FT
SMALLEST LOT WIDTH (LOTS 2, 3, 4, 6, 7, 9, 10, AND 13)	42 FT
FRONT YARD SETBACK	20 FT
SIDE YARD SETBACK	5 FT 10 FT (CORNER LOT)
REAR YARD SETBACK	20 FT



APPROVED BY	FRAN R. EDE, PE
CITY ENGINEER	
REVISED DATE	8/10/2015
CITY OF OLYMPIA	
LOCAL ACCESS STREET	
STD. DWG. NO.	4-2J



DIMENSIONS = FEET

NUMBER OF LANES	EASEMENT	SIDEWALK	PLANTING	PARKING*	LANE	R/W BEHIND SIDEWALK	CLEAR ZONE	CURB	GUTTER	RIGHT OF WAY	
	A	B	C	D	E	F	H	I	J	K	
1 LANE	10	5	8	7	12	1	3	0.5	1	48	

SEE STANDARD DRAWING 4-6A FOR MINIMUM STRUCTURAL DESIGN AND STREET CROSS SLOPE DESIGN

SEE MINIMUM STREET DESIGN STANDARDS TABLE FOR ADDITIONAL DESIGN ELEMENTS

ADT 0-500

A = PRIVATE UTILITY EASEMENT

* - BLOCK SPACING >350' PARKING BULB-OUTS ARE REQUIRED (STANDARD DRAWING NO. 4-13B)

A 100' NO PARKING ZONE IN THE CENTER OF THE BLOCK IS REQUIRED FOR EMERGENCY VEHICLE ACCESS (EDDS 4C.070)

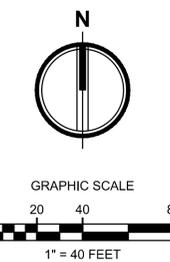


2215 North 30th Street,
Suite 300,
Tacoma, WA 98403
253.383.2422 TEL
253.383.2572 FAX

ALLEN ST SE PLAT

SITE PLAN EXHIBIT

JOB NO.	2190383.10
DATE:	5/1/2019
EX-1	

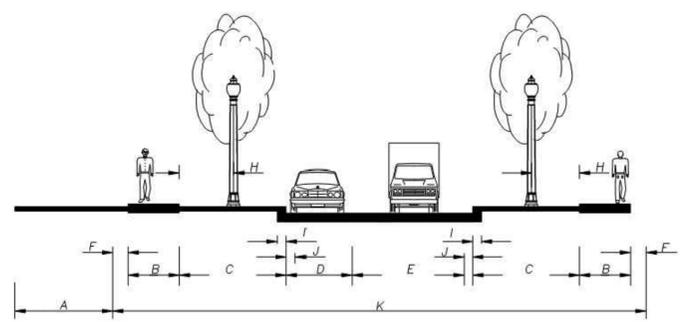
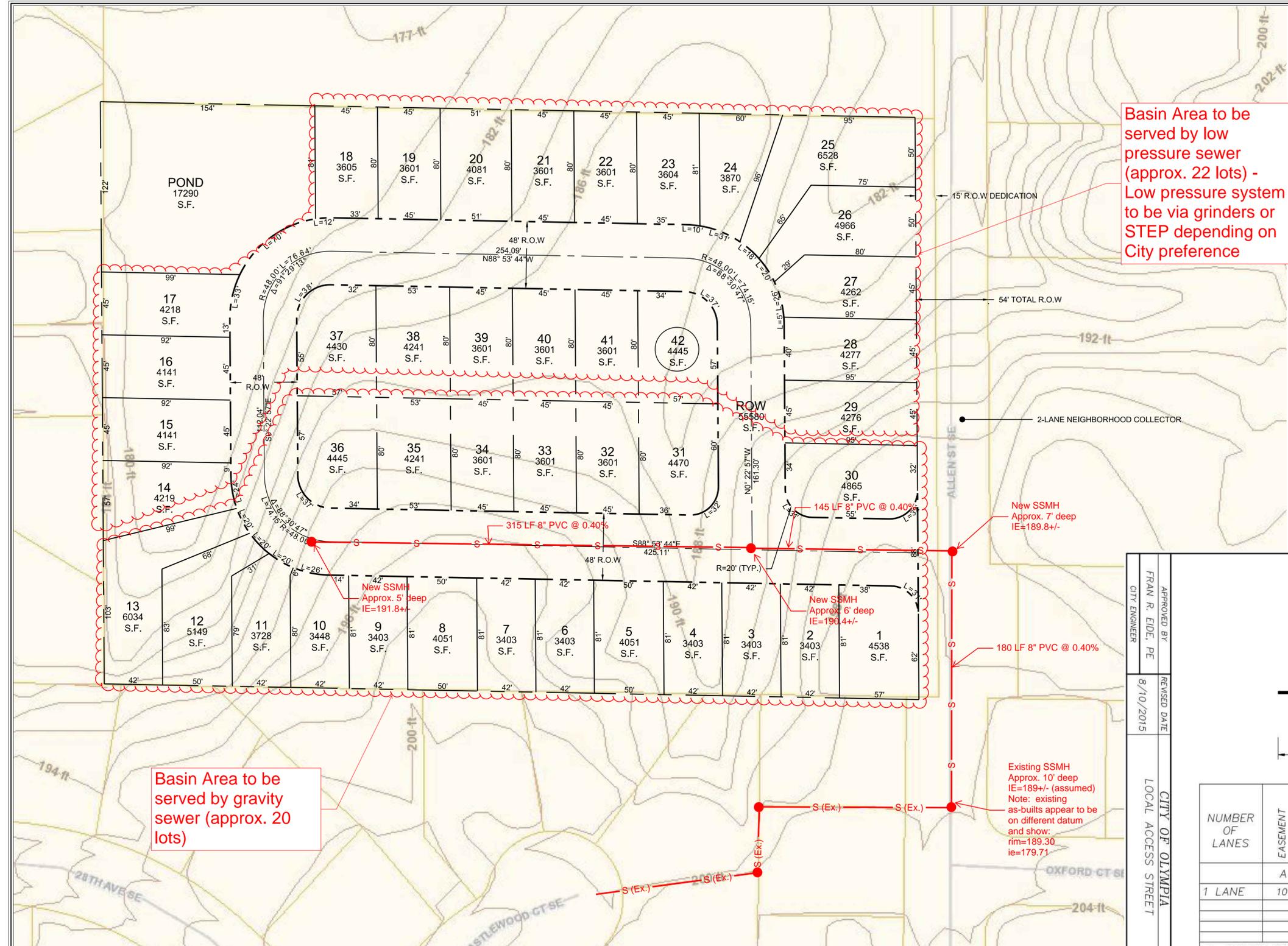


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Basin Area to be served by low pressure sewer (approx. 22 lots) - Low pressure system to be via grinders or STEP depending on City preference

Basin Area to be served by gravity sewer (approx. 20 lots)



NUMBER OF LANES	DIMENSIONS = FEET											SEE STANDARD DRAWING 4-6A FOR MINIMUM STRUCTURAL DESIGN AND STREET CROSS SLOPE DESIGN
	EASEMENT	SIDEWALK	PLANTING	PARKING*	LANE	R/W BEHIND SIDEWALK	CLEAR ZONE	CURB	GUTTER	RIGHT OF WAY		
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SEE MINIMUM STREET DESIGN STANDARDS TABLE FOR ADDITIONAL DESIGN ELEMENTS

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APPROVED BY	FRAN R. EDE, PE
CITY ENGINEER	
REVISED DATE	8/10/2015
	CITY OF OLYMPIA
	LOCAL ACCESS STREET
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SCHEMATIC SEWER PLAN

2215 North 30th Street,
 Suite 300,
 Tacoma, WA 98403
 253.383.2422 TEL
 253.383.2572 FAX

ALLEN ST SE PLAT

BLACK BEAR ESTATES

SITE PLAN EXHIBIT

JOB NO.	2190383.10
DATE:	5/1/2019
	EX-1